



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT  
(H1)**

ELUDA - CHANGE OF LAND USE FROM AGRICUTLURAL LAND USE ZONE TO RESIDENTIAL LAND USE IN R.S.NO.303(P) & 304(P) OF ELURU MUNICIPAL CORPORATION TO AN EXTENT OF AC.2.40 CENTS – APPLIED BY SRI AKULA V.S.SRINIVASA RAO S/O GOPALA KRISHNA - DRAFT VARIATION-NOTIFICATION- ISSUED.

*[Memo.No.2378171/H1/2024, Municipal Administration & Urban Development (H1)  
Department, 17<sup>th</sup> May, 2024]*

**APPENDIX**  
**NOTIFICATION**

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

## **DRAFT VARIATION**

The site, in R.S.No. 303 (P) and 304 (P) of Venkatapuram, Eluru Municipal Corporation to an extent of Ac.2.40 (Agricultural Use to Residential Use) and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural Land Use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O. Ms. No.312, MA, Dated 25-07-1975 is now proposed to be designed for Residential use by variation of change of land use based on the Council Resolution No. 164 , dated 21-11-2023 as marked “A to L” (Agricultural Use to Residential Use) in the revised part proposed land use map of G.T.P.No.2/2024/R available in the Eluru Urban Development Authority, subject to the following conditions;

1. Necessary buffer shall be provided as per rules in force towards the site adjoining to the Panta Bodhi.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

## **SCHEDULE OF BOUNDARIES**

North : Others land in R.S.No.302

East : Panta Bodhi in R.S. No. 308 & 309

South : Others land in R.S.No.305

West : IPLP2020/DTCP-ELUDA/ELR/000059

**Y.SRILAKSHMI**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**